

2006-015819

Klamath County, Oregon



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08/07/2006 01:54:42 PM

Fee: \$26.00

After Recording Return to:

DANIEL O. BEARDSLEY and ROSE M. BEARDSLEY

P.O. Box 4287
Soldo f no, AK 99669

Until a change is requested all tax statements

Shall be sent to the following address:

DANIEL O. BEARDSLEY and ROSE M. BEARDSLEY

Same as Above

ASPN: 63588MS

WARRANTY DEED

(INDIVIDUAL)

CHARLES R. ROETHLER and ILA J. ROETHLER, FORMERLY KNOWN AS ILA J. CHARRIER, herein called grantor, convey(s) to DANIEL O. BEARDSLEY and ROSE M. BEARDSLEY, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$40,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated June 27, 2006.

Charles R. Roethler
CHARLES R. ROETHLER

Ila J. Roethler
ILA J. ROETHLER

STATE OF CALIFORNIA, County of Modoc) ss.

On 7/28/06, 2006 personally appeared the above named CHARLES R. ROETHLER and ILA J. ROETHLER and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063588

Before me:

Notary Public for California

My commission expires: 12/26/09

Official Seal

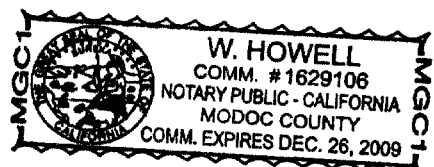


Exhibit A

Lot 3, Block 5, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/68th interest in Lots 4 and 5 in Block 1, RAINBOW PARK ON THE WILLIAMSON, Klamath County, Oregon.

CODE 145 MAP 3407-022CD TL 01000 KEY #193061